

Welcome to the Berkeley Crossing Community!

RENTAL APPLICATION:

- There is a \$100 non-refundable pre-leasing application fee for the first applicant 18 years and older, and a \$50 non-refundable application fee for each additional applicant 18 years and older. **Please make checks payable to Berkeley Crossing Urban Renewal, LLC.** Nationwide Credit and Criminal Background Search is completed on each person 18 years and older to reside in the apartment. Should you decide to apply you will need the completed application, non-refundable fee, copies of your photo ID, copies of your last 3 pay stubs or proof of income. Landlord Leasing Criteria- Credit score 600 and above, income 2 1/2 times annual rent, previous convictions and evictions could result in the denial of an application.
- After application has been approved, a lease will be prepared and emailed to you. You will have three (3) business days to return the signed lease along with the required checks.

SECURITY DEPOSIT:

- The Security Deposit is \$1,000

UTILITIES:

- All Utilities are the responsibility of the tenant
- Residents are responsible for transferring and setting up electric through JCP&L (800-662-3115) and gas through PSE&G (800-436-7734)
- Water/Sewer will be set up by the management company. Residents will receive monthly bills payable to Spectrum Water Company
- Verizon is the cable company
- \$20 monthly trash fee

AMENITIES:

- Fitness Center, Resident Lounge, Business Center, Theater, Game Room, and Dog Spa are available to tenants at no additional charge



Berkeley Crossing Luxury Apartments
663 Springfield Avenue, NJ 07922
Leasing Office: (201) 538-7100

PARKING FEES:

- 1st Garage Parking Space is free
- Additional Garage Parking is \$120 per month per space
- There will be an additional \$50 monthly fee added to your rental payment for each Electric Car which is designated to a Charging Station Parking Space

PET POLICY:

- Pet Rent:
\$50 per rent per month per pet, 2 limit per apartment, 35lb. max, some breed restrictions apply
- Non – Refundable dog fee \$500, Non-Refundable cat fee \$250

STORAGE FEES (OPTIONAL):

- \$75 per month per storage, approx. 5X7X7

RENTER'S INSURANCE:

- Not required but strongly recommended

ADDITIONAL INFORMATION:

- Certificate of Insurance due from movers 5 days prior to move in
- \$500 Self -Move refundable security deposit due from tenant upon key pick-up
*Refundable less any damages incurred from move, if applicable(same)

Thank you very much for your time and consideration.

